

541 Main St. | First Floor – South: Suite 100 (Mercantile) Shelbyville, KY 40065

≈ 1,992 SF indoors + 400 SF common space

Property Overview

- **Location:** Ground-floor southwest corner, prime exposure with 34 FT of street frontage directly on Main Street
- **Suite Area:** 1,992 SF (including interior office and closet)
- **Building:** Historic brick façade with recessed entry & display windows
- **HVAC:** State-of-the-art heating and cooling systems with 100 % return-air system throughout the building
- **3 Phase Electric:** Most energy efficient electric and can support heavy utilization
- **Availability:** Q4 2025



FIGURE 1: 541 Main Street (South)

Highlights & Layout

- **Utilities Included:** Business-grade high-speed internet, all utilities, janitorial & maintenance
- **Open Retail Floor:** 1,942 SF clear span for merchandise display
- **Private Office (112a):** 150 SF (approx.) dedicated back-office / administrative work
- **Storage Closet (112):** 100 SF (approx.) secure storage or inventory staging
- **Floors & Finishes:** Original hardwood- refinished and painted, LED track lighting, exposed brick accents
- **Shared Restrooms:** Direct access to women's & men's ADA-compliant restrooms (Suite 110 & 109) located adjacent to Suite 101 entrance (400 approx.)

Terms & Conditions

- **Lease Rate:** Negotiable
- **Lease Term:** 3 years preferred; shorter terms possible at higher rates
- **Lease Type:** Full-service gross; all CAM, utilities, internet, property taxes included
- **Security Deposit:** One month's rent
- **Insurance:** Landlord's property insurance included; tenant responsible for own liability insurance.

Market & Area Highlights

- **Downtown Revitalization:** New pedestrian plaza on 6th St.; average daily traffic on US-60 exceeds 30,000 vehicles

- **Shelby County Population:** ≈ 50,880 (2025 proj.)
 - **Visitor Economy:** \$98.9 M generated in 2024 supporting hundreds of local jobs; part of Kentucky Bourbon Trail (2.7 M visitors)
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Why 541 Main?

- **Historic charm + modern upgrades:** New roof, gutters, superior HVAC & electrical
 - **Prime foot traffic:** Between Main St. and Washington St. shops & recently redesigned, pedestrian-only 6th St. corridor.
 - **Versatile concept:** Ideal for mercantile (i.e., retail, showroom)
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Architectural Plans

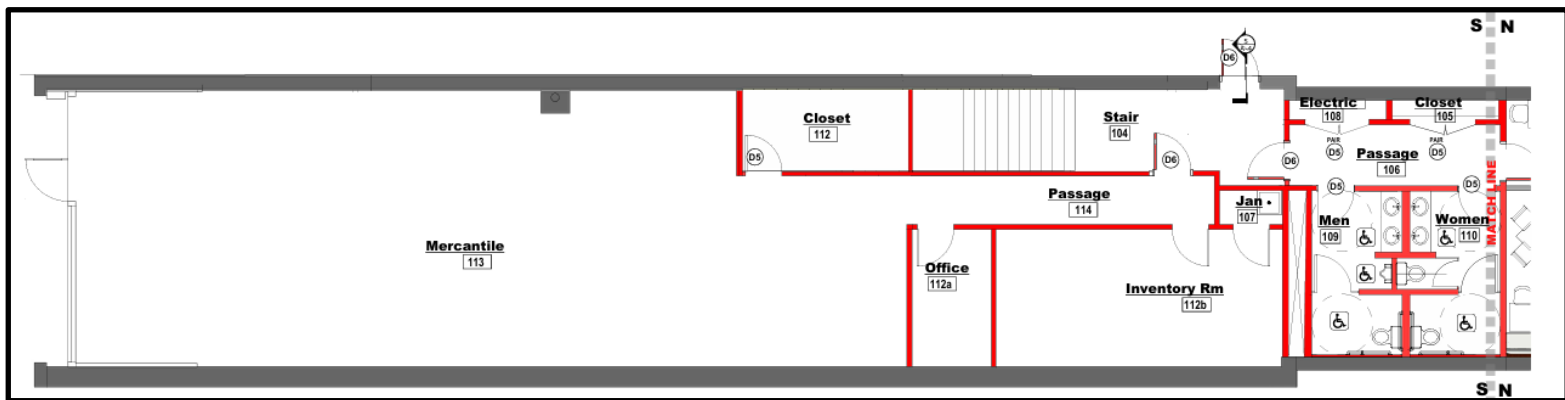


FIGURE 1: FIRST FLOOR – NORTH W/ CLOSET (112) AND OFFICE (112A)

Schedule your walkthrough today!

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